



AGENDA

PUBLIC PARTICIPATION INFORMATION

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We welcome you to watch Commission Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/82664270793>
Webinar ID: 826 6427 0793
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

1. History Moment by Wendolyn Holland

CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

2. ACTION ITEM: Approval of October 4, 2022 Minutes
3. ACTION ITEM: Approval of Findings of Fact and Determination for Gold Mine Thrift Store Alteration Request, H22-051 located at 331 North Walnut Avenue

NEW BUSINESS:

4. ACTION ITEM: Review and provide direction on draft Historic Preservation Handbook

5. ACTION ITEM: Discuss and provide direction on conducting historic resource surveys in areas outside of the community core
6. Discussion of future meetings and schedules

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
HISTORICAL PRESERVATION COMMISSION
Tuesday October 4, 2022

CALL TO ORDER: (00:01:02 in video)

Rick Reynolds called to order at 4:31 p.m.

Roll Call:

Spencer Cordovano – via zoom

Tom Curl

Jakub Galczynski

Rick Reynolds

Wendolyn Holland – **absent**

Also Present:

Adam Crutcher – Associate Planner

Lisa Enourato – Interim City Clerk & Administrative Business Manager

Suzanne Frick – Director of Planning and Zoning

COMMUNICATIONS FROM THE COMMISSIONERS: (00:02:13 in video)

No communications

CONSENT AGENDA: (00:02:26 in video)

Minutes of 9.20. 2022

1. Motion to approve the Consent Agenda. (00:02:13 in video)

Motion made by Rick Reynolds; Seconded by Jakob Galczynski.

Ayes: Jakob Galczynski, Tom Curl, Rick Reynolds, Spencer Cordovano

Nays: None

PUBLIC HEARING: (00:02:40 in Video)

2. Action Item: **Recommendation to conduct a public hearing and review a Historic Building Alteration Request for exterior modification to the Gold Mine Thrift Store located at 331 N Walnut Ave.** (File H22-051)

Staff Report by Associate Planner Adam Crutcher joined by applicant Morely Golden

- Commissioners provided feedback, start discussion (00:10:21 in video)

PUBLIC COMMENT:

Jenny Emery Davidson - Director of Community Library (00:30:50 in video)

Motion to approve A Historic Building Alteration Request for exterior modification to the Gold Mine Thrift Store, with the condition that the post does not directly stand in front of the window.

Motion made by Spencer Cordovano (00:37:27 in video)

Second: Rick Reynolds

Ayes: Jakub Galczynski, Tom Curl, Rick Reynolds, Spencer Cordovano

Nays: none

NEW BUSINESS: (00:38:18 in video)

3. Introduction of Clear Mind Graphics and discussion on the Historic Preservation Handbook. Co-owners Lori Christian and Sarah Murphy were introduced.

Associate Planner Adam Crutcher asked for feedback on the outline reshaping format of the Historic Preservation Handbook. Commissioners provide feedback but agree the discussion should continue when commissioner Wendolyn Holland is present. (00:46:30 in video)

4. Discussion of the draft map identifying historic structures in the community core (00:55:22 in video)

ADJOURNMENT:

Motion to adjourn at 5:32 pm (01:02:36 in video)

Motion made by Rick Reynolds: seconded by: Tom Curl

Ayes: Jakub Galczynski, Tom Curl, Rick Reynolds, Spencer Cordovano

Nays: none

Commissioner Rick Reynolds

Trent Donat, City Clerk



City of Ketchum
Planning & Building

IN RE:)
)
Gold Mine Thrift Store) **KETCHUM HISTORIC PRESERVATION COMMISSION**
Request to Alter a Historic Structure) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
) **DECISION**
)
Date: November 1, 2022)
)
File Numbers: H22-051)

PROJECT: Gold Mine Thrift Store Historic Building Alteration Request

FILE NUMBER: H22-051

APPLICATION TYPE: Request to Alter a Historic Structure

REPRESENTATIVE: Morley Golden

PROPERTY OWNER: The Community Library Association

REQUEST: Proposal of a rear detached roof assembly, site improvements, and repainting

LOCATION: 331 North Walnut Avenue (Ketchum Townsite: Block 44: Lot 6)

ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)

RECORD OF PROCEEDINGS

The Historic Preservation Commission held a public hearing and considered the Request to Alter a Historic Structure for the proposed alteration of the Gold Mine Thrift Store located at 331 N Walnut Avenue during their meeting on October 4th, 2022. After considering the project plans, staff’s analysis, and the applicant’s presentation and holding the required public hearing, the Historic Preservation Commission unanimously approved the request.

Public Hearing Notice

The public hearing notice was published in the Idaho Mountain Express on September 14th, 2022. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 14th, 2022. A public hearing notice was posted on the project site and the City’s website on September 27th, 2022.

FINDINGS OF FACT

The Historic Preservation Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Findings Regarding Project Background

The applicant, The Community Library Association, has submitted a Request to Alter a Historic Structure located at 331 N Walnut Ave (Ketchum Townsite: Block 44, Lot 6) within the Mixed-Use Subdistrict of the Community Core (CC-2) Zone. The request proposes to construct a detached roof assembly to the rear of the building, install site improvements including benches and site walls, and repaint the soffit color to more closely resemble what was present on the building in the 1950's. The Gold Mine Thrift Store building was constructed in 1957 and is one of the few examples of Mid-Century Modern architecture in downtown Ketchum. The primary period of Mid-Century Modern architecture was from 1945-1969 and was a by-product of post war optimism and innovation. The character defining features of Mid-Century Modern architecture include flat planes, clean lines and geometric shapes, little ornamentation, an emphasis of functionality over form, open floor plans and large windows for light and views. This building reflects the key characteristics of the architectural style.

The project is subject to Historic Preservation Commission (HPC) review pursuant to KMC 17.20.010.B. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.

Findings Regarding Review Criteria for Requests to Alter or Demolish a Historic Structure

Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?

The Gold Mine Thrift Store is one of the 24 structures on the Historic Building List. The 2005 Walsworth Associates Windshield Survey identified the Gold Mine Thrift Store as a locally significant historical resource. The existing structure was built in 1957 for the purpose of housing the Community Library and the Gold Mine Thrift Store. The Community Library moved out of the location in 1977 and the building has since been solely used as the home for the Gold Mine.

Limited alterations have been made to the building over time. Staff found one building permit in City records from 1991 (Building Permit Application File No. 91-004). This building permit was for an addition to the rear of the building. The purpose of this addition was to add storage space for the Gold Mine. Staff was also able to find mention of one other addition to the building in the mid 1960's. Again, the purpose of this addition was to allow for greater space for the operation of the library and thrift store. Both additions to the building used the same materials and roof line as the original building.

The Gold Mine building has social and cultural value to the community and architectural significance within downtown Ketchum. The building has been used in the past as the home of the Community Library. The single-story building is architecturally significant as it is one of the few examples of mid-

century modern architecture within the downtown. The building's slanted roof, frontside glazing, and minimal ornamentation are representative of this style of architecture.

Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?

Historic integrity measures how effectively a building's materials, design, feeling, location, association, workmanship, and setting convey the property's historic significance. The Gold Mine building has retained its historic and architectural integrity over the 65 years since it was originally constructed. The structure has remained in its same location and retained its original building form and materials. The development's small scale contributes to downtown's mix of diverse building types that visually track Ketchum's incremental growth through time.

The proposed project includes a detached roof assembly to the rear of the building which would match the roof line of the existing building. The minimal architectural ornamentation to the roof assembly and the angled roof line is consistent with mid-century modern architectural principles. The roof assembly follows standard #9 of the Secretary of the Interior Standards for Rehabilitations which states,

"New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment".

The roof assembly is differentiated from the existing building due to the use of metal and it being a detached structure while still being compatible in terms of size, scale, and architectural features.

Other aspects of the project include site walls and benches at the front of the property. These features are small in scale and do not take attention away from the existing building. The site walls and benches are characterized with clean geometric shapes and don't have much architectural detail, keeping in line with mid-century modern architecture characteristics. The alterations to the existing building include repainting the soffit to match the coloration used in the 1950's and replacing the roof shingles with similar material.

Does the structure retain the requisite integrity to convey its historic and/or architectural significance?

The Gold Mine retains its historic integrity through the feeling and association conveyed through its original building form along with it being the original location of the Community Library. The building is in good condition and contains most of the same materials and color palette from the original construction. The two additions which have occurred after the original construction have used the same materials and design characteristics. The architectural features which make the building representative of mid-century modern architecture are still present and will not be affected by the proposed project.

Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?

The proposed alteration/addition does not adversely affect the historic significance or architectural distinction of the structure. The alterations/additions won't detract from the existing architectural qualities which make the existing building significant (angled roof line, large storefront windows, minimal architectural ornamentation). The historic significance of the Gold Mine building is it being the first location of the Community Library. This historic significance will not be negatively impacted due to the proposed additions/alterations.

Findings Regarding Commissioner Deliberations

Commissioner Galczynski noted a post for the proposed detached roof assembly may block one of the rear windows of the existing building. The Commission added a condition of approval that the applicant should work to ensure that the posts for the detached roof assembly not block the window on the rear of the building. Otherwise, the Commission found that the project met all the criteria for alterations to a historic structure and approved to the project with a vote of 4-0.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and has exercised its authority pursuant to Chapter 46 of Title 67 of Idaho Code to establish a historic preservation program and enact ordinances, special conditions, or restrictions for the protection and preservation of historic properties. The regulations adopted through Interim Historic Preservation Ordinance No. 1216 are identified in the Findings of Fact and are herein restated as Conclusions of Law by reference.
2. The Historic Preservation Commission has the authority to hear the applicant's Request to Alter a Historic Structure application pursuant to KMC 17.20.010.B. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Section 17.20.030.B and Ketchum Municipal Code § 17.96.080.
4. This Request to Alter a Historic Structure application is governed under the regulations and review criteria specified in Ketchum Municipal Code 17.20.030.C.

DECISION

THEREFORE, the Ketchum Historic Preservation Commission **approves** the Request to Alter a Historic Structure (Application File No. H22-051) at 331 N Walnut Avenue.

CONDITIONS OF APPROVAL

1. The rear window shall not be blocked by posts of the detached roof assembly

Findings of Fact **adopted** this 1st day of November 2022.

Rick Reynolds
City of Ketchum
Historic Preservation Commission

###

~Introductory Letter from Mayor~

Date

[Dear Ketchum Residents & Stakeholders,

Major points

- We are so pleased to present to you this Handbook...
- Framing on why it's needed "In response to..."
- We appointed a Commission, they identified the buildings, wrote this handbook
- Vision for the future: I am hopeful that this Handbook will inspire building owners to preserve their historic structures.

[signed,
Mayor Neil Bradshaw]

DRAFT
KETCHUM
HISTORIC PRESERVATION HANDBOOK

Historic Preservation Commission
in coordination with
City of Ketchum

September 2022

Ketchum Historic Preservation Handbook

Contents

1. Saving Ketchum's Early Buildings problem
2. Historic Preservation Commission, Designation, solution
3. Why we think this is a good idea & seeking your feedback benefit
4. Q&A
5. Resources

**Why does historic preservation matter for Ketchum?
or
Saving Ketchum's early buildings**

This is the "problem statement."
It should frame the issue before us: we are losing buildings & we saving them is important.

Introduction

Preserving Ketchum's early buildings has been a stated value of several City Administrations. We at the HPC contend that it also reflects the will of the people. Our City is rapidly losing historic structures, those fifty years or older. Ketchum's Historic Preservation Commission seeks to stem that tide, honor those buildings that remain, and support property owners in their efforts to save Ketchum's early buildings.

Older Ketchum buildings are a physical manifestation of our past. While Ketchum's origins in 1879 reflect the beginnings of other frontier mining towns, our buildings are unique to this place. These buildings reflect a rich history that began with mining in a land that had been occupied for countless centuries by the Shoshone, Bannock, Paiute, and Nez Perce Tribes. The railroad enabled a relatively smooth transition of the economic base from mining to sheep ranching. The railroad then brought an industry entirely new and American: the ski resort. As home to Sun Valley, the nation's first destination ski resort, Ketchum quickly became the town that reflected the growth of the global ski industry. Skiing thus separated Ketchum from every other mountain town with a similar history in mining and ranching.

Much of Ketchum's charm derives from these early buildings. Without them, Ketchum would resemble any other modern Western town. Tourism remains the primary driver of our economy in the Wood River Valley. Every business in the Wood River Valley derives economic value from the remaining historic structures.

Among the challenges our community faces is balancing the desire for historic preservation with the reality of personal property rights. Property owners hold the right to do what they please, of course within the confines of laws and zoning. Each of us as Ketchum residents and stakeholders gain value from the continued presence of old buildings, yet who should bear the cost?

Preserving historic structures can also be costly. How can we not only encourage property owners to maintain their historic structures, but also provide advice or financial support?

This Handbook builds on previous efforts for historic preservation

- In 2005, the City contracted with Walsworth & Associates to identify historic properties within Ketchum and its Area of Impact. [Here's a link to that survey.] The goal of the survey was to make field determinations on existing buildings with local or interpretive potential to qualify for the National Register of Historic Places list.

- The goal was to make field determinations on existing sites, buildings, structures, features, and objects with local or interpretive potential or qualify for the NRHP list
- In 2020, the City hired TAG Associates to determine eligible sites and pare down the list of historic assets recognized by the City.
 - The survey found that since 2005, fifteen of the 81 buildings recorded had been lost.
 - Quantify this further.
- As a community, collectively we must now confront whether preventing the loss of additional historic structures is important and what resources we are willing to put to bear / to dedicate to this effort.
 - The HPC seeks public input on creative and substantive aspects.

[Is there anything we can say about what the most recent Historic Preservation Commission (before us - the one that included Amanda Breen) did during their incarnation?]

In response to the loss of several historic structures that composed Trail Creek Village, Ketchum City Council passed an Emergency Ordinance in December 2020 barring the demolition or alteration of any structure of fifty years or older.

[insert language on the Ordinance]

The City formally called for feedback on the Emergency Ordinance and ran a survey to measure interest in the preservation of historic structures. [The results of the survey can be found here.] The Emergency Ordinance also called for the reconstitution of the Historic Preservation Commission.

Historic preservation (___planning or just preservation?___) provides community and public benefits.

- These public benefits range from
 - providing local decision makers an avenue to establish preservation goals and prioritize preservation actions
 - to economic benefits of reinvigorating or stabilizing traditional neighborhoods
 - reducing environmental impacts through adaptive reuse of existing buildings.
- While the results of historic preservation (planning) provide many community benefits, there are also costs/trade-offs, including
 - Potential increases in rent
 - Potential increases in development costs in development costs for owners & neighbors of historic buildings
- We must also be aware of balancing equitable provision of preservation outcomes across diverse backgrounds.

Ketchum Historic Preservation Handbook

The American Planning Association defines historic preservation planning as, "the process of creating and implementing a strategy to protect and enhance historic resources."

SOLUTION

The current Historic Preservation Commission formed as a result of the volunteers who submitted their names for consideration by the Mayor. A Commission of five was initially appointed: Jennifer Cosgrove, Jakub Galczynski, Wendolyn Holland, Mattie Mead, and Rick Reynolds. The Commissioners selected Mead as Chair and Holland as Vice Chair. Cosgrove and Mead later resigned their posts. The Commission now stands as:

Wendolyn Holland, Vice Chair and Acting Chair
Spencer Cordovano
Tom Curl, Commissioner
Jakub Galczynski
Rick Reynolds

This Handbook represents the next stage in the City's plans to fulfill its long-standing historic preservation goals.

Preventing the loss of additional historic structures is the primary goal of the Historic Preservation Commission.

BENEFIT

Q&As

What does Ketchum's Historic Preservation Commission do?

What purpose does this Handbook serve?

How might I know if I own a historic property in Ketchum?

How might I list my historic property in Ketchum?

Will the Historic Preservation Commission take away my property rights?

How does owning a listed historic property in Ketchum benefit me?

How does listing an historic property benefit Ketchum as a whole?

What can I do with my Ketchum historic property? Should I preserve it or may I alter or demolish it?

How might I engage with the Historic Preservation Commission?

1. Attend the meetings. They are typically held at 4:30p on the first Tuesday of each month. When a national holiday occurs early in a week (January, July, or September), the date can move to a Wednesday. Additional meetings may occur on the third Tuesday of the month, again typically at 4:30p. Please check the website for City updates: www.ketchumidaho.org/bc-hpc or call **208.726.XXXX**.

2. Send an email to <participate@ketchumidaho.org>

Resources

National Register of Historic Places:

<https://www.nps.gov/subjects/nationalregister/index.htm>

Society of Architectural Historians:

<http://www.sah.org>

Idaho State Historical Society

<https://history.idaho.gov/>

2014 Ketchum Comprehensive Plan

https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_and_building/page/2131/2014_compplan_adopted_cc_2-18-14_final_201403281009599481.pdf

2005 Walsworth Survey

Later TAG survey

Correction to earlier surveys (The Awkward Two)

Ketchum's Criteria for Historic Preservation, developed [date 2021]

List of 24 Historic Buildings in Ketchum's Community Core

Alter or demolish a Historic Structure Application

Demolition Permit Application

City updates

www.ketchumidaho.org/bc-hpc

How to weigh in

participate@ketchumidaho.org

Ketchum Historic Preservation Handbook

###

~Introductory Letter from Mayor~

Dear Ketchum Residents & Stakeholders,

Date

Major points

- We are so pleased to present to you this Handbook...
- Framing on why it's needed "In response to..."
- We appointed a Commission, they identified the buildings, wrote this handbook
- Vision for the future: I am hopeful that this Handbook will inspire building owners to preserve their historic structures.

[signed,
Mayor Neil Bradshaw]

PREDECISIONAL DRAFT - FOR DISCUSSION PURPOSES ONLY PLEASE

1

DRAFT
KETCHUM
HISTORIC PRESERVATION HANDBOOK

Historic Preservation Commission
in coordination with
City of Ketchum

October 2022

Commented [WH1]: How best to describe the authors?

Ketchum Historic Preservation Handbook

Contents

- 1. Why does historic preservation matter for Ketchum [or] Saving Ketchum's Early Buildings
[problem]
- 2. Historic Preservation Commission and Designated Buildings [solution]
- 3. Historic Preservation: Good for Ketchum and Good for Property Owners [benefit]
- 4. Q&A
- 5. Resources

Commented [WH2]:

We should be able to “sort” each of the major points from the original draft into each of these Chapter buckets.

**Why does historic preservation matter for Ketchum?
or
Saving Ketchum's early buildings**

Commented [WH3]: This is the "problem statement." It should frame the issue before us: we are losing buildings & saving them is important.

Introduction

Preserving Ketchum's early buildings has been a stated value of several previous city administrations. We at the Historic Preservation Commission (HPC) contend that efforts to save bygone buildings also reflects the will of the people. Our City is rapidly losing historic structures, those fifty years or older. Ketchum's Historic Preservation Commission seeks to stem that tide, honor the buildings that remain, and support property owners in their efforts to save Ketchum's early buildings.

Older Ketchum buildings are a physical manifestation of our past. While Ketchum's origins in 1879 parallel the beginnings of other frontier mining towns in the West, our buildings are unique to this place, initially a mining town carved out of a larger landscape that had been occupied for countless centuries by the Shoshone, Bannock, Paiute, and Nez Perce Tribes. The railroad, which played a big role, enabling a relatively smooth transition of the economic base from mining to sheep ranching, then delivered an industry entirely new and American: the ski resort. Anchoring Sun Valley, the nation's first destination ski resort, Ketchum quickly took on a patina of unpretentious glamor, and in doing so carved out a trajectory different from that of every other mountain town with a similar history in mining and ranching.

Much of Ketchum's charm derives from the architecture of the pioneering days. Without those specific buildings, Ketchum would resemble any other modern Western town. Every business in the Wood River Valley – whether directly or indirectly related to our tourism-based economy – derives financial value from the remaining historic structures.

Among the challenges our community faces now is balancing the desire for historic preservation with the reality of personal property rights. Property owners hold the right to do what they please, within the confines of laws and zoning. Each of us as Ketchum residents and stakeholders gain value from the continued presence of old buildings. Yet preserving historic structures can be costly.

How can we encourage property owners to maintain their historic structures, and also provide advice or financial support?

This Handbook builds on previous efforts for historic preservation.

- In 2005, the City contracted with Walsworth & Associates to identify historic properties within Ketchum and its Area of Impact. [Here's a link to that survey.] The goal of the survey was to make field determinations on existing buildings with local or interpretive potential to qualify for the National Register of Historic Places list.

Commented [WH4]: Confirm their remit or delete. Do we want to walk readers thru the process of hiring Walsworth? Maybe that doesn't belong in the Handbook. Maybe instead it belongs on the website where folks can click on the Walsworth study? Please discuss.

Commented [WH5]: Is this true?

Ketchum Historic Preservation Handbook

- The goal was to make field determinations on existing sites, buildings, structures, features, and objects with local or interpretive potential or qualify for the NRHP list
 - Ketchum's 2014 Comprehensive Plan articulated a regulatory implementation timeline of three years for the creation of a historic preservation guidelines document and handbook. The Plan set out a vision "to protect and support our architectural heritage through appropriate historic preservation standards and guidelines."
 - In 2020, the City hired TAG Associates to determine eligible sites and pare down the list of historic assets recognized by the City.
 - The survey found that 15 of the 81 buildings identified as historic had been lost over the previous decade and a half.

In response to the loss of several historic structures that composed Trail Creek Village, Ketchum City Council passed an Emergency Ordinance in December 2020 that

- Barred the demolition or alteration of any structure of fifty years or older [insert language on the Ordinance]
- The City formally called for feedback on the Emergency Ordinance and ran a survey to measure interest in the preservation of historic structures. [The results of the survey can be found here.] The Emergency Ordinance also reconstituted the Historic Preservation Commission

Commented [WH6]: I think they only did buildings.

Commented [WH7]: Is this the official title?

Commented [WH8R7]:
We need to cite this properly

Commented [WH9]: Who are TAG? Do they have a website? Why were they hired & not someone local?

Commented [WH10R9]: Let's find the initial SOWs for these engagements so we know exactly what their remits were.

Commented [WH11]: Let's get the data from Adam so we can ask our new graphics folks to depict: loss of buildings over time.

Commented [WH12]: Do we lose the reader if we include these statistics?

Commented [WH13]: I like the idea of calling these specific instances out. Is it too controversial?

Commented [WH14]: Adam - can you help here please?

Historic Preservation Commission and Designated Buildings

This Handbook represents the next stage in the City's plans to fulfill its long-standing historic preservation goal of preventing the loss of additional historic structures.

In addition to this Handbook, we also bring to your attention several other key documents:

- Building Code
- ~~Design Guidelines~~ [we voted this down, right?]
- Historic Preservation Ordinance. [details - Adam]

Commented [WH15]: Which portions should we include in the Handbook? Or just direct readers to the website? Is the info easy enough to find on the website or will a mere link be obnoxious?

Historic Preservation: Good for Ketchum and Good for Property Owners

[This is the section where we discuss:

- Benefits to the Community
- Benefits to Individuals]

FLOWCHART

I own a building
in Ketchum's
Community Core

This property is
fifty years old or
older

This building is
on the City's list
of covered
buildings

I seek to alter or
demolish this
property

Q&As

What does Ketchum's Historic Preservation Commission do?

What purpose does this Handbook serve?

How might I know if I own a historic property in Ketchum?

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2. Send an email to [<participate@ketchumidaho.org>](mailto:participate@ketchumidaho.org)

How can we preserve historic buildings?

Without deliberate preservation, in time buildings are altered beyond recognition. These threats may include remodeling, natural deterioration, and demolition. Educating yourself about preservation best practice and the preservation design process is one of the best ways to start preserving historic buildings. *The Secretary of Interior's Standards for the Treatment of Historic Properties*, are national guidelines for Designers working with historic buildings. Significant historic buildings should consider proper documentation, in the format of a *Historic Structure Report*. For additional resources, don't hesitate to reach out to the Ketchum Historic Preservation Commission.

What will it cost to preserve my building?

Costs are on a per-project basis, considering non-typical historic building assemblies and detailing. A knowledgeable Builder can do an initial property assessment, to identify existing building threats and costs associated. A *Historic Building Assessment Checklist* can be considered. It is highly encouraged to only include rehabilitation and restoration changes, to

Ketchum Historic Preservation Handbook

preserve the historic integrity of the building. Prior to changes, properly photograph and document the building. Verifying the proposed alternations with an Architect or Designer specializing in historic architecture, to best consider the various aspects associated with historic building preservation.

Ketchum Historic Preservation Handbook

Resources

National Register of Historic **Places**:

<https://www.nps.gov/subjects/nationalregister/index.htm>

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Application to Alter or demolish a Historic Structure

Demolition Permit Application

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How to weigh in

participate@ketchumidaho.org

2014 Ketchum Comprehensive Plan

The Secretary of Interior's Standards for the Treatment of Historic Properties

Commented [WH16]: Needs to be alphabetized

Commented [WH17]: On a web page, these would be hyperlinked. I suggest we retain the urls for now in this drafting stage.

Commented [WH18]: verify

MEMORANDUM

To: Historic Preservation Commission
From: Adam Crutcher, Associate Planner
Subject: Historic Preservation Commission 2022 Goals
Date: February 1, 2022



On 1/04/2022 the Historic Preservation Commission discussed its goals for the 2022 year. These goals included expanding the commissions sights to other areas within Ketchum, how historic preservation relates to the 2014 Comprehensive Plan, and a walking tour for existing historical sites/buildings.

Neighborhood and Historic Site Maps:

Staff created maps outlining neighborhoods within Ketchum that were described in the 2005 Walsworth & Flowers Study (Attachments A). The 2014 Comprehensive Plan includes a neighborhood map (Attachment B) which has been attached for comparison. These maps are for the purposes of HPC deliberation as to whether the boundaries correctly identify neighborhoods within the city as well as if the maps will be used in any future projects (neighborhood historic surveys, city website, historic handbook, walking tour, etc.). Staff hopes to discuss certain points including:

- Are boundaries of neighborhoods correct
- What medium will maps be viewed upon (physical vs. digital)
- Does the Community Core Historic Sites map meet the expectations of the HPC (issues of clutter on map and in legend?)
- Any other features which need to be included in maps (Staff will look to add bike path and name of rivers/creeks)

With the HPC wanting to move out to other neighborhoods, staff has provided data from the 2005 Walsworth & Flowers study showing the number of historical properties located within each neighborhood. This was a snapshot of properties in 2005. If the Commission decides to conduct a survey of conditions today, these maps will be used to identify the survey area. In 2005 the Survey identified the following potentially historic properties:

- Mortgage Row: 18 Properties
- Gem Street: 16 Properties
- Gopher Gulch: 10 Properties

- Tourist: 9 properties
- Knob Hill: 10 properties
- Bigwood: 4 properties
- Community Core: 80
- West Ketchum: 24 properties
- Agriculture & Forestry: 2 properties
- Warm Springs: 42 properties
- Light Industrial: 1 property
- Northwood/Adams Gulch: 1 property
- River Run: 4 properties

Comprehensive Plan

The HPC wished to know how historic preservation fits in with the 2014 Comprehensive Plan. Staff has listed sections of the Comprehensive Plan (found [here](#)) which include mentions of historic preservation below:

- Chapter 4: Community Design and Neighborhoods
 - Vision: Protect and support our architectural heritage through appropriate historic preservation standards and guidelines. (Page 23)
- Chapter 4: Community Design and Neighborhoods
 - Policy CD-1.2 Preservation of Historic Buildings and Sites: Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection. The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designation, public improvements, guidelines, and other tools. (Page 26)
- Chapter 7: Mobility
 - Policy M-5.4 Walkability and Sit-ability Improvements: Promote walkability and sit-ability through connected pathways, sidewalks and public seating; art, historical and cultural exhibits and other items of visual interest; and good wayfinding that encourages walking and dwell time in the downtown. (page 43-44)
- Priority Implementation Plan: Create Historic Preservation Guidelines & Handbook (Page 75)
- Walkable Ketchum Wayfinding Key Elements: The 2013 Walkable Ketchum project includes improvements to Downtown and signage (e.g., identify, historic, directional and locational), infrastructure of sidewalks, solar streetlights and street furniture. (Appendix A-42)

Walking Tour

The HPC wished to view existing walking tours in order for the commission to know what's been done and what aspects they would like to add/remove. Staff was able to find one walking tour pamphlet (Attachment C) at the Visitor's Center inside Starbuck's. The HPC hoped to identify in the existing walking tour the selection of buildings, pathways, and other features in order to select areas that worked/needed improvement.

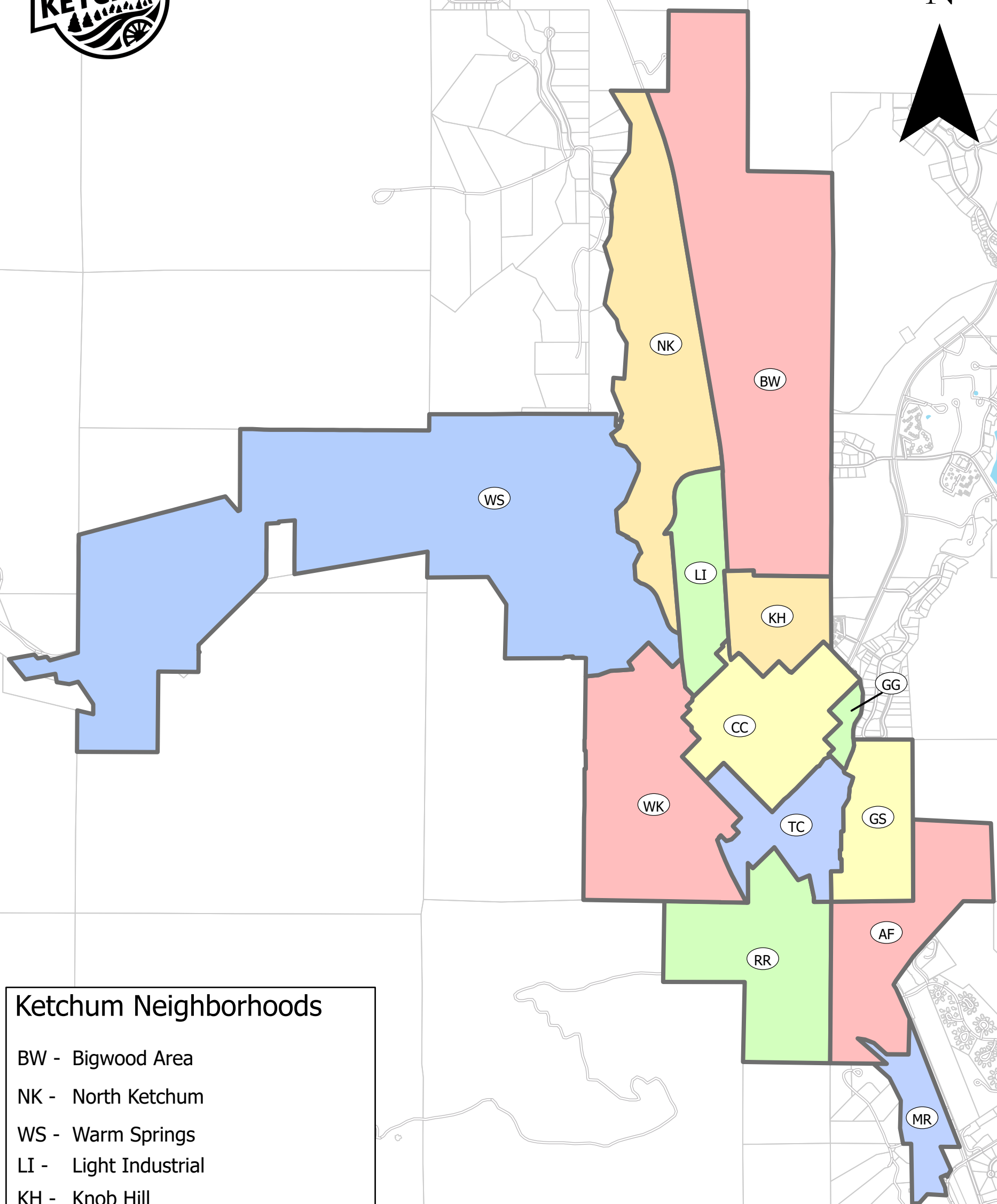
Attachments:

- A. Neighborhood Maps
- B. 2014 Comprehensive Plan
- C. Community Library Historic Walking Tour

City of Ketchum Neighborhoods



N

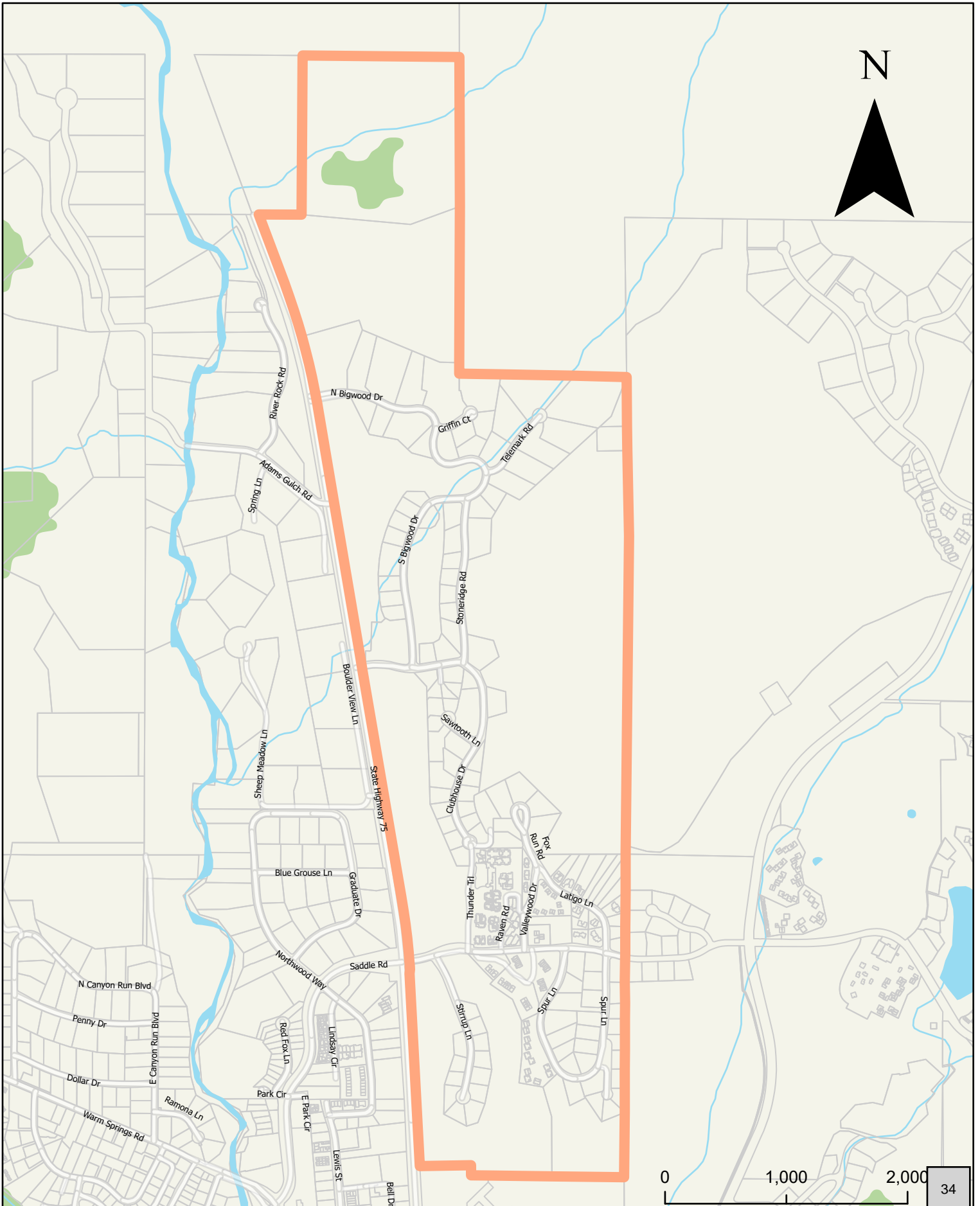


Ketchum Neighborhoods

- BW - Bigwood Area
- NK - North Ketchum
- WS - Warm Springs
- LI - Light Industrial
- KH - Knob Hill
- CC - Community Core
- GG - Gopher Gulch
- GS - Gem St
- TC - Trail Creek
- WK - West Ketchum
- RR - River Run
- AF - Agricultural & Forestry
- MR - Mortgage Row

0 0.25 0.5 1 Miles

Bigwood Neighborhood



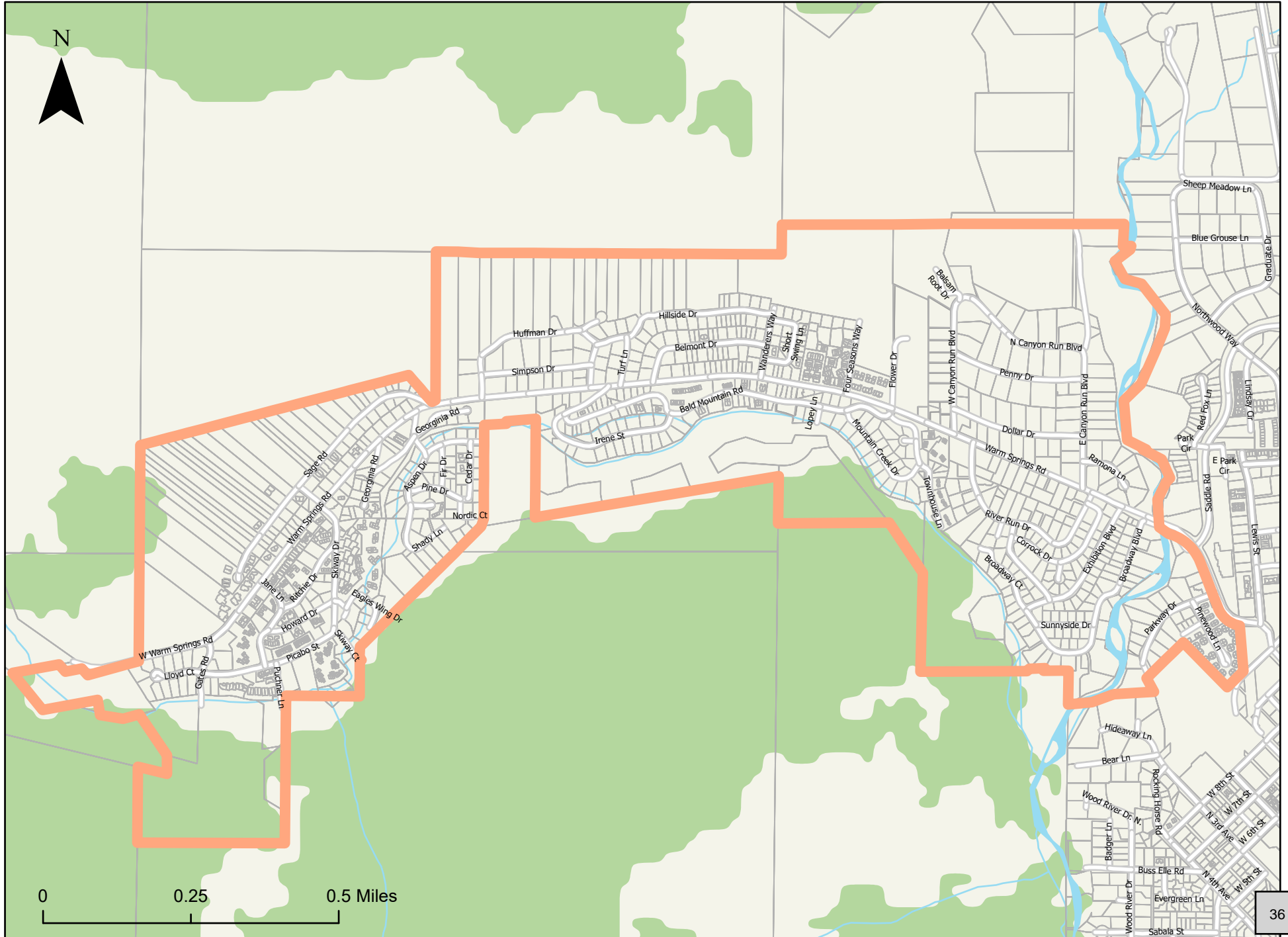
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Northwood Neighborhood



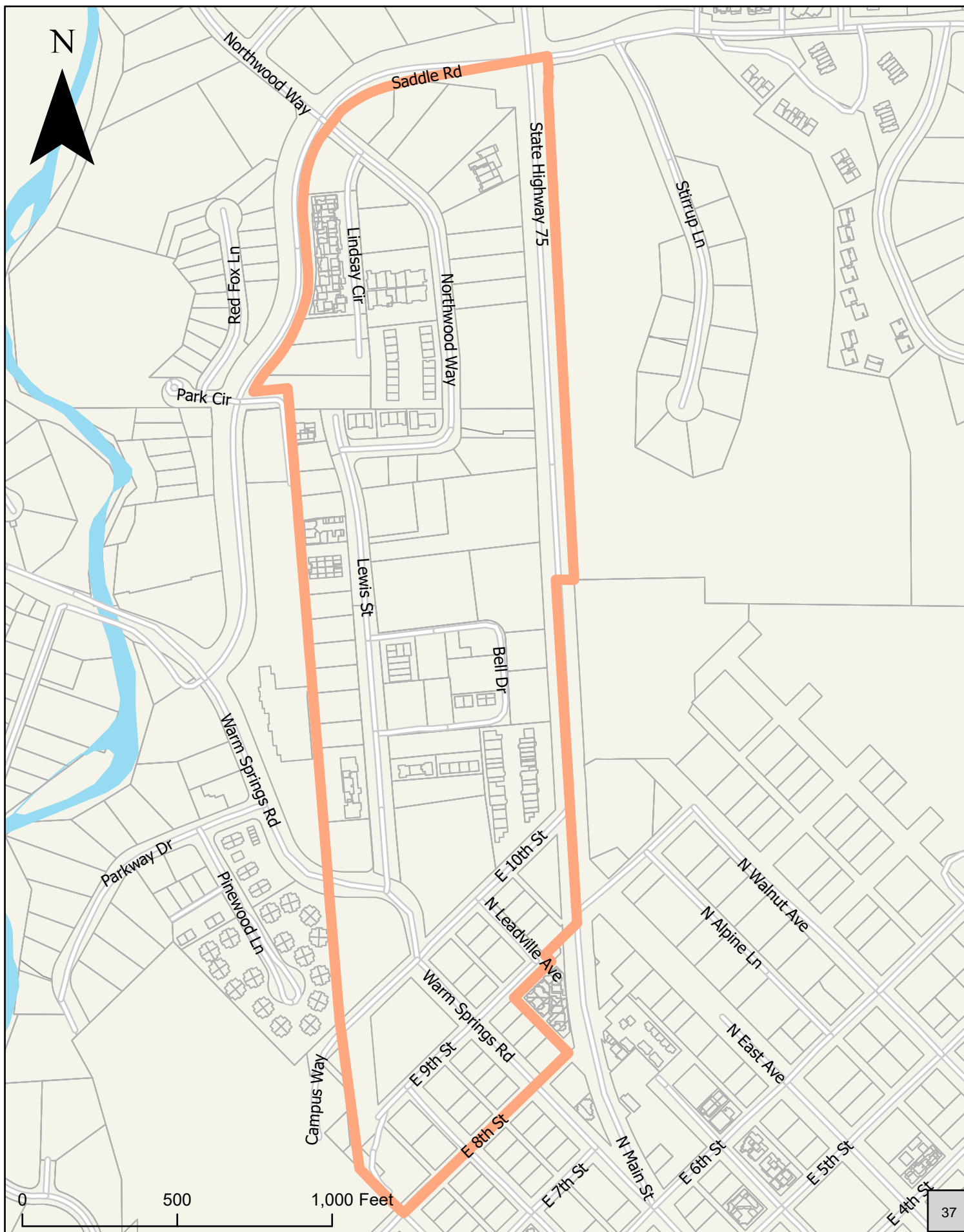
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Warm Springs Neighborhood



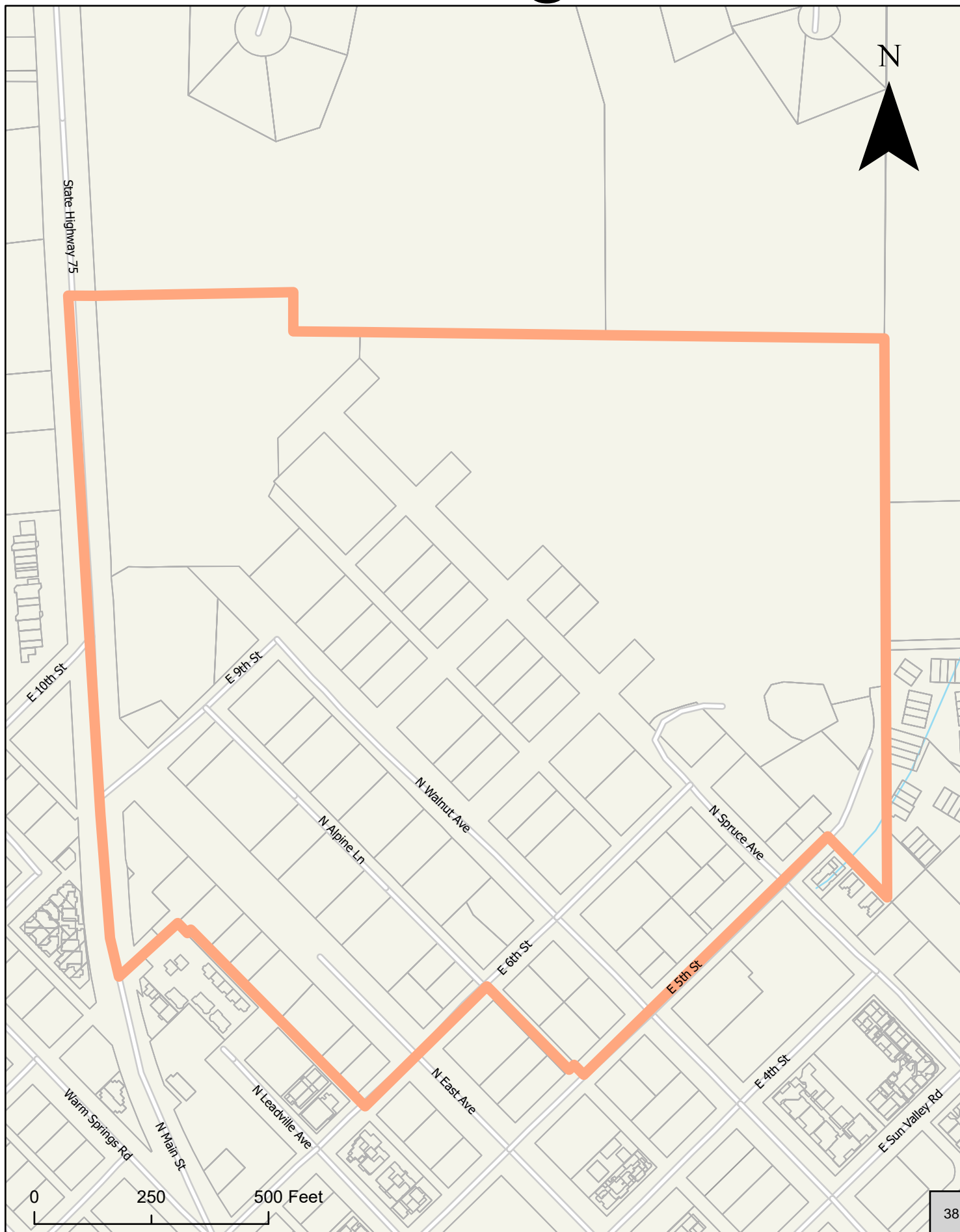
Source: Neighborhood boundaries derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Light Industrial Neighborhood



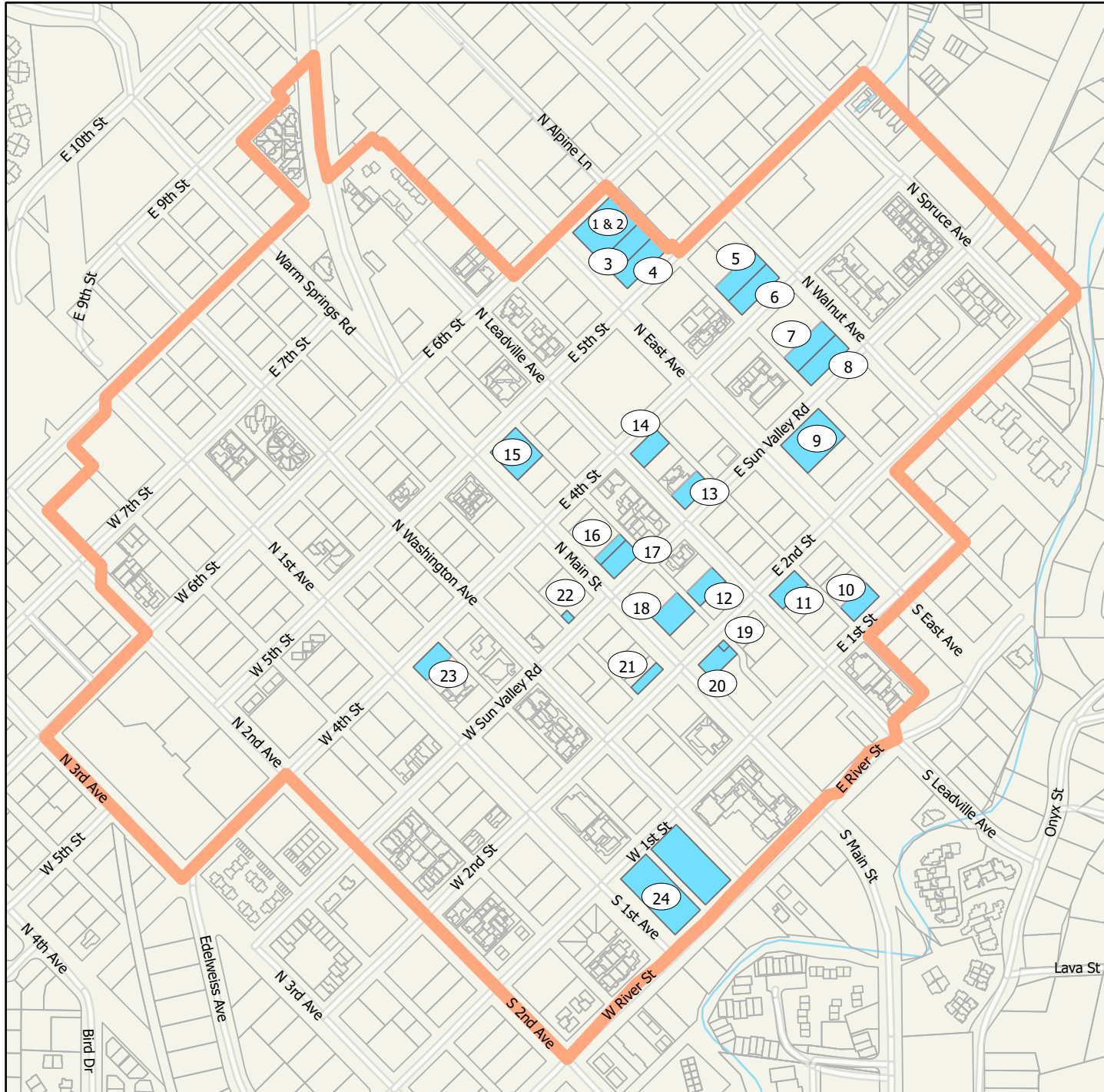
Source: Neighborhood boundaries derived from 2005 Walsworth & Flowers study, GIS Data obtained from Blaine County

Knob Hill Neighborhood



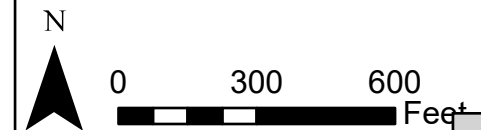
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers Study, GIS data obtained from Blaine County

Community Core Historic Sites

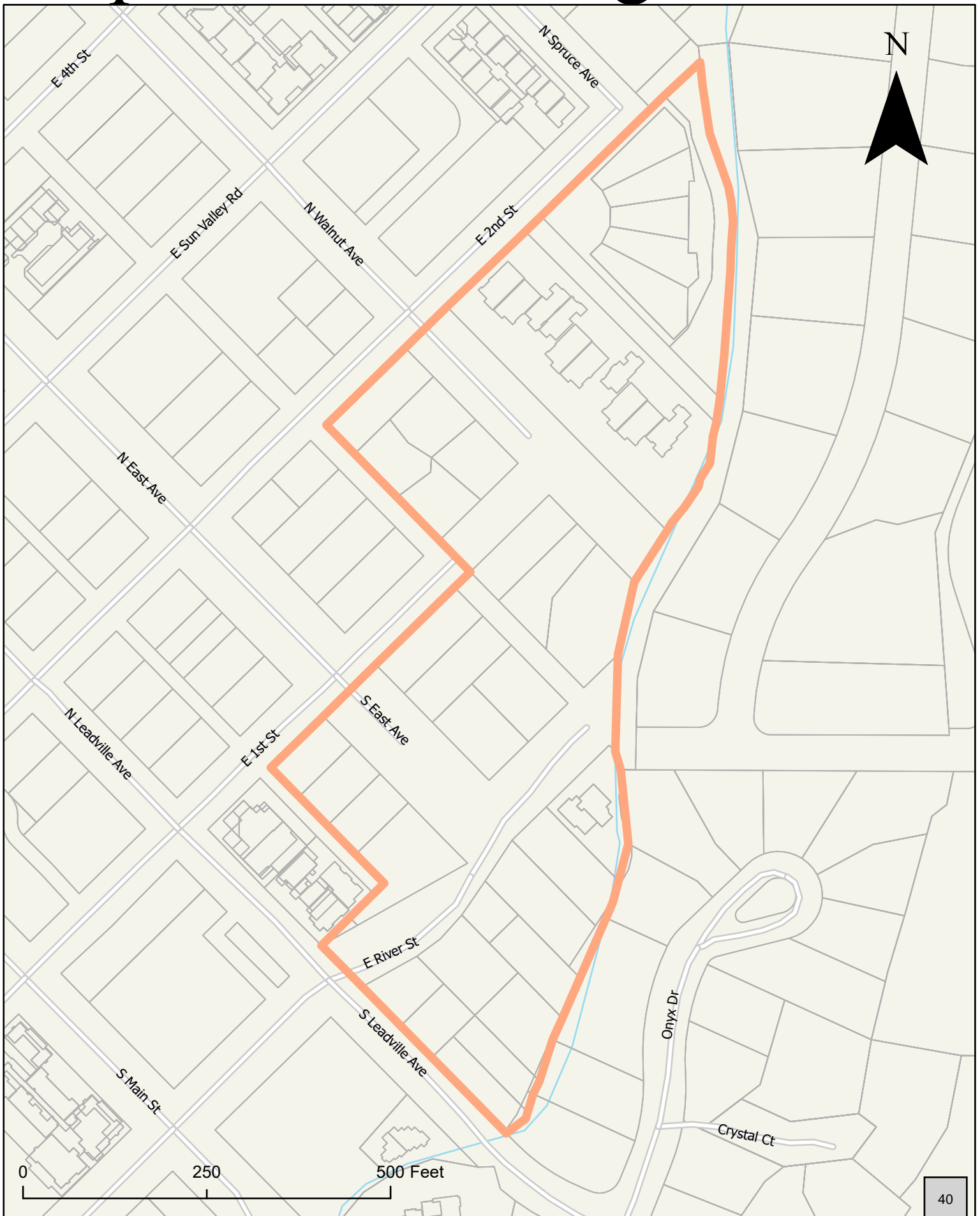


1. Louie's/The Church (Picket Fence/Annex)
2. Thornton House (Picket Fence)
3. E.B Williams House (Ketchum Grill)
4. Bonning Cabin
5. George Castle Cabin
6. Jack Frost Motel (Gold Mine Consign Building)
7. Community Library/Gold Mine Thrift Store
8. Michel's Christiania Restaurant
9. Horace Lewis Home (Elephant's Perch)
10. McCoy/Gooding/Miller House (Residence)
11. Alonzo Price/Esther Fairman House
12. Bert Cross Cabin (Vintage Restaurant)
13. Fagan Property (Country Cousin Store)
14. St. Mary's Catholic Church (Mesh Gallery)
15. Former Post Office (Former Formula Sports)
16. Pioneer Saloon
17. Comstock & Clark Mercantile (Enoteca Restaurant)
18. Ketchum Kamp Hotel (Casino)
19. First Telephone Co. (Chapter One Bookstore)
20. Lewis Bank (Rocky Mountain Hardware)
21. Greenhow & Rumsey Store (Culinary Institute)
22. Dynamite Shed (TNT Taproom)
23. McAtee House (Former Taste of Thai)
24. Forest Service Park

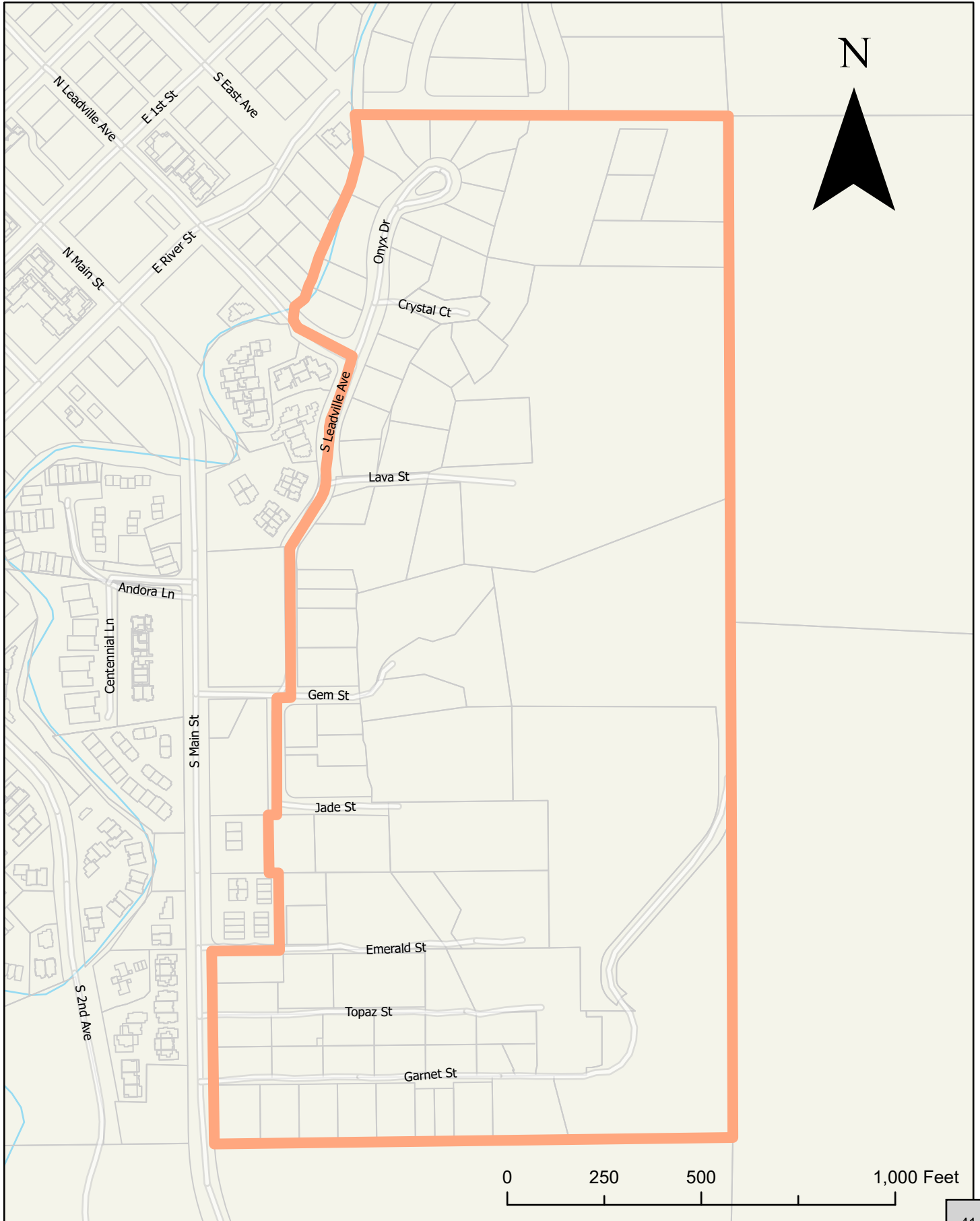
█ Neighborhood Boundary
█ Historic Buildings/Sites



Gopher Gulch Neighborhood

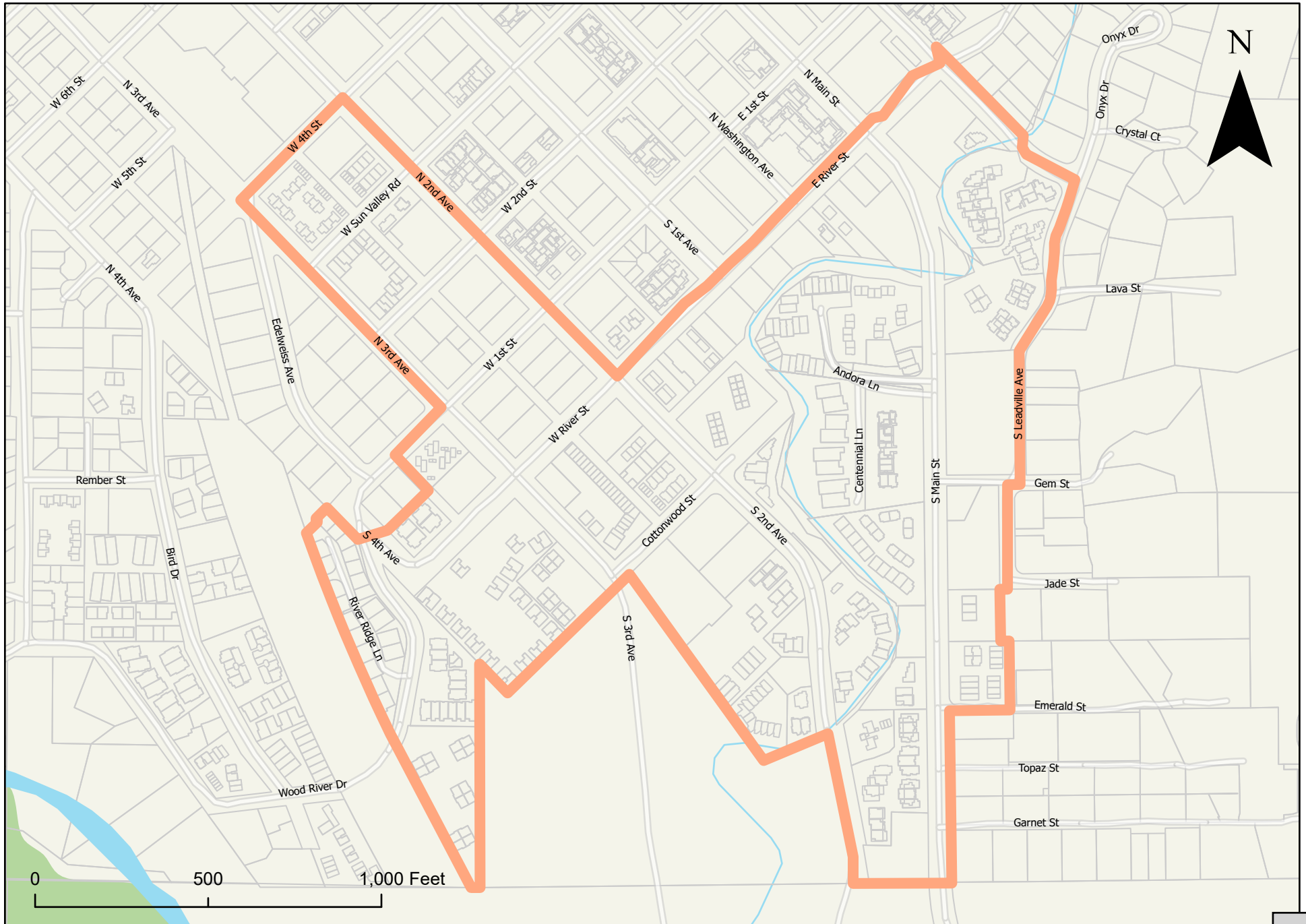


Gem St Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Trail Creek Neighborhood



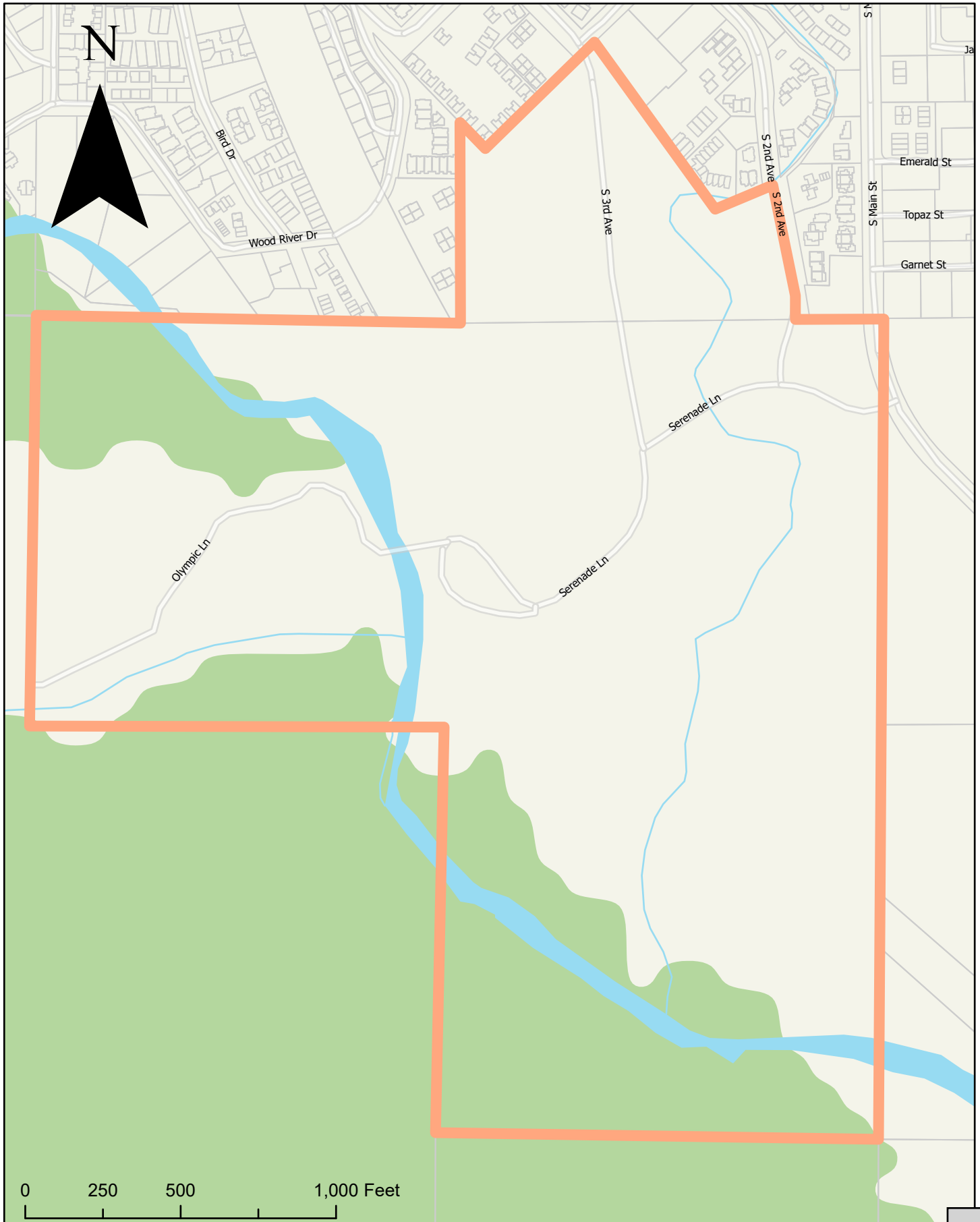
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

West Ketchum Neighborhood



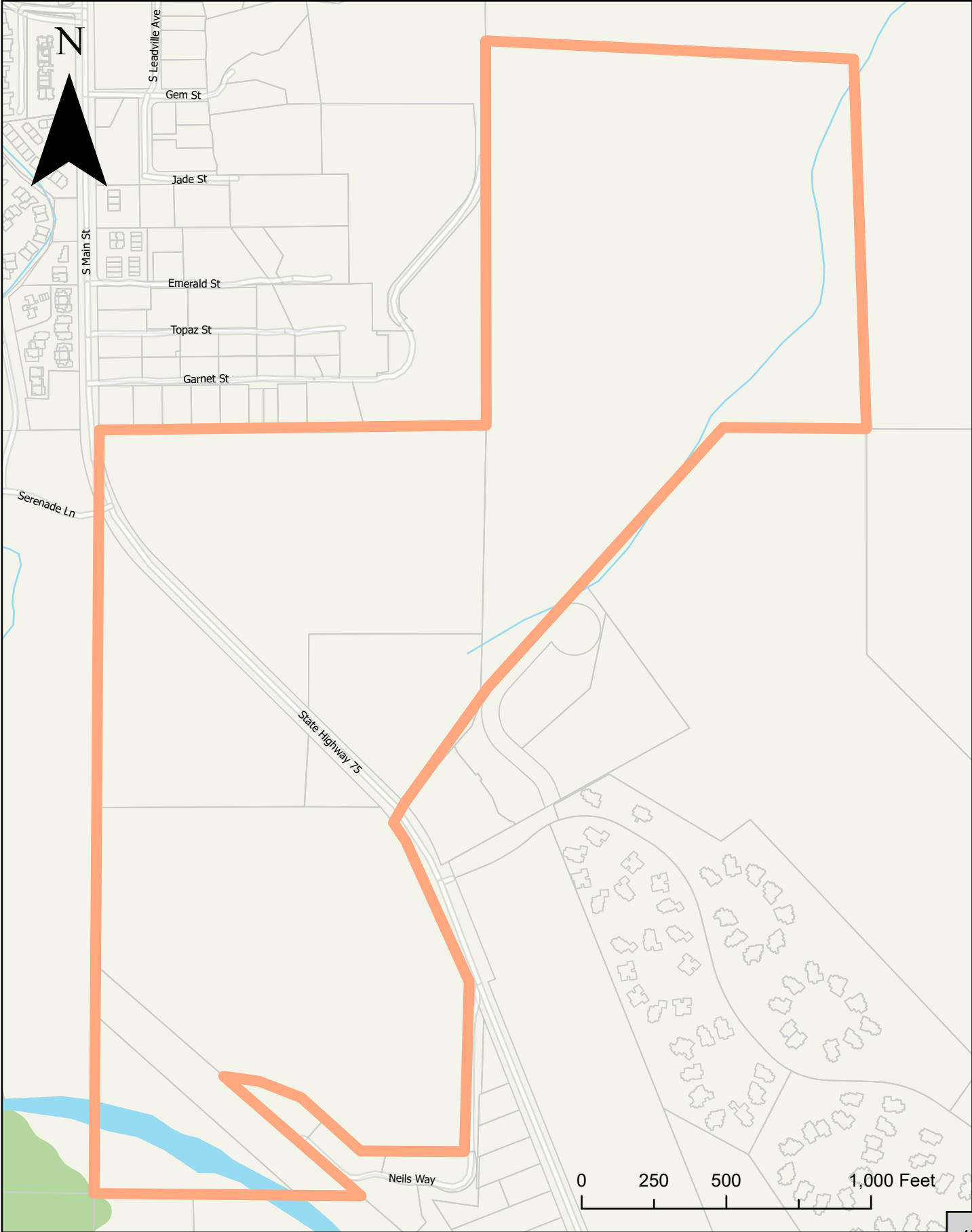
Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

River Run Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County

Agricultural & Forestry Neighborhood



Source: Neighborhood boundary derived from 2005 Flowers & Walsworth study, GIS data obtained from Blaine County

Mortgage Row Neighborhood



Source: Neighborhood boundary derived from 2005 Walsworth & Flowers study, GIS data obtained from Blaine County